

**FAIRFAX COUNTY PLANNING COMMISSION
LAND USE PROCESS COMMITTEE
FEBRUARY 25, 2015**

PRESENT: Peter F. Murphy, Springfield District, Chairman
John Litzenberger, Sully District
Earl L. Flanagan, Mount Vernon District
Kenneth A. Lawrence, Providence District

ABSENT: Timothy J. Sargeant, Commissioner At-Large

OTHERS: Frank A. de la Fe, Hunter Mill District
John Ulfelder, Dranesville District
James T. Migliaccio, Lee District
James R. Hart, At-Large
Jill Cooper, Executive Director, Planning Commission Office
Jeanette Nord, Deputy Clerk to the Planning Commission

ATTACHMENT:

A. Land Use and Development Services Strategic Assessment - Assessment Overview

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Vice Chairman Frank de la Fe, Commission called the meeting to order at 7:02 p.m. Board Conference Room, 12000 Government Center Parkway, Fairfax, Virginia, 22035, pursuant to Section 4-102 of the Commission's Bylaws & Procedures. He indicated that the first order of business was to elect a Committee chairperson.

Commissioner Litzenberger MOVED TO NOMINATE PETER F. MURPHY AS CHAIRMAN OF THE 2015 LAND USE PROCESS REVIEW COMMITTEE.

Commissioner Lawrence seconded the motion which carried by a vote of 5-0.

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Meaghan Kiefer, Office of the County Executive, briefly summarized the Committee's discussion topics from the February 4, 2015, meeting and added that county staff, with Gartner Consultants, were in its fourth week of stakeholder interviews. She then introduced John Kastrinos, Director, Gartner Consulting, to continue the discussion on the Gartner's ongoing implementation in the effort to help Fairfax County streamline its land use process.

Mr. Kastrinos explained that the steering committee had conducted over 40 stakeholder interviews with county members as well as developers, chambers of commerce, and citizens' groups. He said that the many of the respondents viewed the county's current land use process as more adversarial than in the past, also noting that they said it was very challenging and costly. Committee members then focused the discussion on these and other issues mentioned during the meeting, including:

- numerous deferrals of public hearings and/or decisions;
- inability to find a balance between the goal of attaining economic success while also resolving issues to everyone's satisfaction;
- perceived inability of county staff to provide adequate support to developers and the public
- lack of specificity in the proffers which often resulted in interpretation requests and possible ways to alleviate issues that arise as a result of that lack of specificity; and
- lack of flexibility in the current proffer system.

Chairman Murphy noted that the county's land use needs, and related cases, had changed significantly over the last 25 years and pointed that many of the current applications were for parcels with various issues, which thus take more time to process. When Commissioner Flanagan asked whether the Zoning Ordinance should be reviewed as part of the study, Mr. Kastrinos responded that should a review take place, it would be done in stages, adding that it would be done at a later time in the study.

Mr. Kastrinos said the steering committee would continue with its stakeholder interviews, document its findings, and then hold validation workshops, after which the visioning process would begin. He added that the Land Use Process Review committee would be invited to a stakeholder meeting on a readout of Gartner's findings.

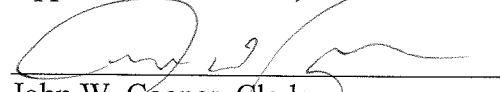
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The meeting was adjourned at 8:10 p.m.
Peter F. Murphy, Chairman

An audio recording of this meeting is available in the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Jeanette Nord

Approved: March 10, 2016



John W. Cooper, Clerk
Fairfax County Planning Commission